

Minutes of the Meeting of the Board of Directors of OST/Almeda Corridors Redevelopment Authority

The Board of Directors of OST/Almeda Corridors Redevelopment Authority (the "Authority") held a joint meeting open to the public with the Board of Directors of Reinvestment Zone Number Seven, City of Houston (the "Zone") on Tuesday, August 15, 2023, at 12:00 p.m. at the offices of OST/Almeda Corridors Redevelopment Authority, 3131 Emancipation Suite 225, Houston, Texas 77004, to consider, discuss and adopt such orders, resolutions, or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable. The roll was called of all the duly appointed members of the Board:

<u>Position #</u>	<u>Board Members</u>
1	Algenita Scott Davis
2	Hexser Holliday, II
3	Zinetta A. Burney
4	Brian G. Smith
5	Lauren Haller Fontaine
6	Cathy Evans-Jackson
7	Michael R. Williams

All of the above were present except Lauren Haller Fontaine and Michael R. Williams. Others in attendance were Clark Lord, Jennifer Curley, Dr. Karun Sreerama, Dr. Mekdim Damtie, Kristin Blomquist, Margaret Wallace Brown, Thomas Jones, Theola Petteway, Eric Tschanz, Floyd Smith, and Deborah Juneau. Online attendees included Zackery Martin, Tamiko Brock, Dipti Mathur, and Lynn Williams. The meeting was called to order at 12: 04 p.m. by Board Chair Algenita Scott Davis.

PUBLIC COMMENTS

No public comments were given.

PRESENTATION ON CHANGES TO CHAPTER 42

Margaret Wallace Brown, Director, and Dipti Mathur of the City of Houston Planning Department presented the Proposed Changes to the Land Development Ordinance, Chapter 42 to the Board of Directors and requested a Letter of Support.

CONSENT AGENDA

Upon motion by Director Hexser Holliday II and seconded by Director Brian Smith, the Board of Directors approved the minutes of June 20, 2023, and July 18, 2023, meetings of the Authority and the Zone; and approved the Payment of Recurring and Non-Recurring Expenses.

ACCOUNTANT'S REPORT

Thomas Jones presented to the Board of Directors, who received (a) the Compilation Report for Period Ending June 30, 2023; and (b) the Quarterly Investment Report for Period Ending June 30, 2023, as prepared by McConnell & Jones. Floyd Smith, Interim Director of Operations stated the financial report will be reviewed and modified due to a discrepancy in the Accounts Payables amount reported to the board.

EXECUTIVE DIRECTOR'S REPORT ON ADMINISTRATIVE MATTERS AND STRATEGIC

PARTNERSHIPS

Upon motion by Director Hexser Holliday II and seconded by Director Brian Smith, the Board of Directors received the Executive Director's Report on Administrative Matters and Strategic Partnerships as presented by Theola Petteway. Jennifer Curley, Senior Economic Development Department, Staff Analyst at the City of Houston explained to the Board of Directors the new financial policies in Ordinance No. 2020-999 that will affect TIRZ creation, termination, boundary adjustments, and life extensions if passed by the City of Houston City Council.

CAPITAL PROJECTS

Upon motion by Director Hexser Holliday II and seconded by Director Brian Smith, the Board of Directors received the FY2023 Capital Improvement Projects Report as of August 11, 2023, as presented by Erik Tschanz, Capital Projects Manager.

Upon motion by Director Hexser Holliday II and seconded by Director Brian Smith, the Board of Directors approved a Scope of Work and Not-to-Exceed Amount of \$3,723.00 for HVJ to provide Construction Materials Testing District Landscape Median Project for Old Spanish Trail Mobility Improvements to MacGregor Park (CIP #T-0728), Griggs and MLK Corridor Improvement Project (CIP #T-0729), and Emancipation Avenue Reconstruction Project (CIP #T-0711A); and authorize the Executive Director to issue a Notice(s)-to-Proceed.

Upon motion by Director Hexser Holliday II and seconded by Director Brian Smith, the Board of Directors approved a Not-to-Exceed Amount of \$15,449.50 for Martin Construction Management & Designs, LLC. to provide final completion and closeout of Project Management, Construction Management & Inspection Services, and Construction Administration Services for Emancipation Park and Community Center – Phase II (CIP #T-0712); and authorize Executive Director to issue Notice(s)-to-Exceed.

The board received the presentation by Dr. Karun Sreerama, Principal of Concept Engineering, Inc. regarding the Street Rehabilitation Bond Projects Moving Forward Strategy Report due to a recent cost analysis that revealed an increase in estimated construction costs for 2019 Bond Funded Capital Projects for the Authority has exceeded the current fund balance. Chair Algenita Scott Davis recommended to the board to prioritize and complete only capital projects West of Emancipation Avenue.

FINANCE/OPERATIONS: FINANCE AND OPERATIONS REPORT

Floyd Smith, Interim Director of Operations presented to the Board of Directors a high-level Finance and Operations Report.

FY 2024 BUDGET AND FY 2024-2028 CAPITAL IMPROVEMENT PLAN

The staff provided the Board of Directors with a brief overview of the FY 2024 Budget and FY 2024-2028 Capital Improvement Plan.

Upon motion by Director Hexser Holliday II and being seconded by Director Brian Smith, the Board of Directors approved the Draft FY 2024 Budget and FY 2024-2028 Capital Improvement Plan.

SERIES 2023 BOND ISSUE

Kristin Garcia Blomquist with Masterson Advisors LLC. presented to the Board of Directors, two reports the OST/Alameda Corridors Redevelopment Authority Bonding Capacity – Current Life and the TIRZ 7 2022 Preliminary Value Increment Report based on HCAD Values as of May 2022 and told the board requesting additional funding for capital projects are possible.

NEXT REGULAR MEETING

The next meeting will be held on Tuesday, September 19, 2023, at 12:00 p.m.

ADJOURNMENT

The meeting was adjourned at 2:08 p.m.

A handwritten signature in cursive script that reads "Cathy Evans-Jackson". The signature is written in black ink and is positioned above the printed name.

Cathy Evans-Jackson, Board Secretary

Minutes of the Meeting of the Board of Directors of Reinvestment Zone Number Seven, City of Houston, Texas

The Board of Directors of Reinvestment Zone Number Seven, City of Houston (the "Zone") held a joint meeting with the Board of Directors of OST/Almeda Corridors Redevelopment Authority (the "Authority") on Tuesday, August 15, 2023, at 12:00 p.m. at the offices of OST/Almeda Corridors Redevelopment Authority, 3131 Emancipation Suite 225, Houston, Texas 77004, to consider, discuss and adopt such orders, resolutions, or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable. The roll was called of all the duly appointed members of the Board:

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